



# ENERGY STAR® Application for Certification

# 80

**ENERGY STAR®  
Score<sup>1</sup>**

## Two International Place

**Registry Name:** Two International Place

**Property Type:** Office

**Gross Floor Area (ft²):** 851,195

**Built:** 1992

**For Year Ending:** 09/30/2016<sup>2</sup>

**Date Application Becomes Ineligible:** 01/28/2017

1. The ENERGY STAR Score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.

2. Applications must be submitted to EPA within 120 days of the Year Ending Date. The award is not final until approval is received from EPA.



Please use the [Licensed Professional's Guide to the ENERGY STAR® for Commercial Buildings](http://www.energystar.gov/lpguide) for reference in completing this checklist  
(<http://www.energystar.gov/lpguide>).

## Property & Contact Information

### Property Address

Two International Place  
Two International Place  
Boston, Massachusetts 02110

### Property Owner

Chiofaro  
90 Oliver Street  
Boston, MA 02118  
( ) -

### Primary Contact

Daniel Whittet  
24 Hartwell Avenue 3d Flr  
Lexington, MA 02421  
781 372 3091  
Daniel\_Whittet@AHA-Engineers.Com

**Property ID:** 1401465

**Boston Energy Reporting ID:**

0304071000 0304060010

**LEED US Project ID:** 10260995

## 1. Review of Whole Property Characteristics

### Basic Property Information

#### 1) Property Name for Registry: Two International Place

Is this the official name to be displayed in the [Registry of ENERGY STAR Certified Buildings and Plants?](#)

If "No", please specify: \_\_\_\_\_

☒ Yes

☐ No

#### 2) Property Type: Office

☒ Yes

☐ No

Is this an accurate description of the primary use of this property?

**3) Location:**

Two International Place  
Boston, Massachusetts 02110

☒ Yes ☐ No

Is this correct and complete?

**4) Gross Floor Area: 851,195 ft<sup>2</sup>**

Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.

☒ Yes ☐ No

**5) Average Occupancy: (b) (4)**

Is this occupancy accurate for the entire 12 month period being assessed?

☒ Yes ☐ No

**6) Number of Buildings: 1**

Does this number accurately represent all structures?

☒ Yes ☐ No

**Notes:**

## Indoor Environmental Standards

**1) Ventilation for Acceptable Indoor Air Quality**

Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?

☒ Yes ☐ No

**2) Acceptable Thermal Environmental Conditions**

Does this property meet acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?

☒ Yes ☐ No

**3) Adequate Illumination**

Does this property meet the minimum illumination levels as recommended by the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?

☒ Yes ☐ No

**Notes:**

## 2. Review of Property Use Details

### Office: Office Space

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area:** 705,031

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ 2) **Weekly Operating Hours:** (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes ☐ No

★ 3) **Number of Workers on Main Shift:** (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) **Number of Computers:** (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) **Percent That Can Be Heated:** (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) **Percent That Can Be Cooled:** (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

**Parking: Parking**

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Open Parking Lot Size:** 0 ft<sup>2</sup>

Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.

☒ Yes ☐ No
★ 2) **Partially Enclosed Parking Garage Size:** 0 ft<sup>2</sup>

Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.

☒ Yes ☐ No
★ 3) **Completely Enclosed Parking Garage Size:** 130,000 ft<sup>2</sup>

Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.

☒ Yes ☐ No
★ 4) **Supplemental Heating:** No

Is this the correct answer to whether your parking garage has Supplemental Heating, which is a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?

☒ Yes ☐ No

Notes:

(b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area:** (b) (4)
☒ Yes ☐ No

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

**Notes:**

### Restaurant: 13th floor kitchen cafe

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

#### ★ 1) Gross Floor Area: 4,927

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

**Notes:**

### Other - Mall: atrium lobby

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area: 34,503**

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

**Notes:**

## Repair Services (Vehicle, Shoe, Locksmith, etc.): Repair Services

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area: 16,839**

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

**Notes:**

## Bank Branch: Bank Branch Use

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.



★ 1) **Gross Floor Area: 4,188**

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable space, but rather includes all area inside the building(s). Rentable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No
★ 2) **Weekly Operating Hours** (b) (4)

Is this the total number of hours per week that the bank branch is open to the public?

☒ Yes ☐ No
★ 3) **Number of Workers on Main Shift:** (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No
★ 4) **Number of Computers:** (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No
★ 5) **Percent That Can Be Heated:** (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No
★ 6) **Percent That Can Be Cooled:** (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Office: (b) (4) Office

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area: 63,580**

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No
★ 2) **Weekly Operating Hours: (b) (4)**

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes ☐ No
★ 3) **Number of Workers on Main Shift: (b) (4)**

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No
★ 4) **Number of Computers: (b) (4)**

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No
★ 5) **Percent That Can Be Heated: (b) (4)**

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No
★ 6) **Percent That Can Be Cooled: (b) (4)**

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

**Fitness Center/Health Club/Gym: Fitness Center/Health Club/Gym Use**



This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area: 14,860**

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

Notes:

### 3. Review of Energy Consumption

#### Data Overview

##### Site Energy Use Summary

Electric - Grid (kBtu)  
Total Energy (kBtu)

(b) (4)

##### Energy Intensity

Site (kBtu/ft²)  
Source (kBtu/ft²)

(b) (4)

##### National Median Comparison

National Median Site EUI (kBtu/ft²) 104.9  
National Median Source EUI (kBtu/ft²) 329.3  
% Diff from National Median Source EUI -28.1%

**Emissions** (based on site energy use)  
Greenhouse Gas Emissions (Metric Tons CO2e)

(b) (4)

**Power Generation Plant or Distribution Utility:**  
NSTAR Co [Eversource Energy]

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

#### Summary of All Associated Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values.

Meter Name	Fuel Type	Start Date	End Date	Associated With
(b) (4)	(b) (4)	06/12/2007	In Use	(b) (4)

Meter Name	Fuel Type	Start Date	End Date	Associated With
Two International Place	Electric	12/28/2005	In Use	Two International Place
(b) (4)	(b) (4)	07/01/2012	In Use	(b) (4)

**Total Energy Use**
☒ Yes ☐ No

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

**Additional Fuels**
☒ Yes ☐ No

Do the meters above include all fuel types at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

**On-Site Solar and Wind Energy**
☒ Yes ☐ No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

Notes: no onsite solar

(b) (4) (kWh  
(thousand Watt-hours))

Associated With: (b) (4)

**Start Date****End Date****Usage**

09/30/2015	10/31/2015
10/31/2015	11/30/2015
11/30/2015	12/31/2015
12/31/2015	01/31/2016
01/31/2016	02/29/2016
02/29/2016	03/29/2016
03/29/2016	04/29/2016
04/29/2016	05/29/2016
05/29/2016	06/29/2016

(b) (4)

**Start Date**

06/29/2016

07/29/2016

08/29/2016

**End Date**

07/29/2016

08/29/2016

09/30/2016

**Usage**

(b) (4)

**Total Consumption (kWh (thousand Watt-hours)):****Total Consumption (kBtu (thousand Btu)):****Total Energy Consumption for this Meter**☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

this meter measures only (b) (4) load at the (b) (4). The energy is also covered in total building load.

**Electric Meter: Two International Place (kWh (thousand Watt-hours))****Associated With:** Two International Place**Start Date**

09/29/2015

10/29/2015

11/29/2015

12/31/2015

01/31/2016

02/29/2016

03/29/2016

04/29/2016

05/29/2016

06/29/2016

07/29/2016

08/29/2016

**End Date**

10/29/2015

11/29/2015

12/31/2015

01/31/2016

02/29/2016

03/29/2016

04/29/2016

05/29/2016

06/29/2016

07/29/2016

08/29/2016

09/30/2016

**Usage**

(b) (4)

**Green Power?**

No

No

No

No

No

No

No

No

No

No

No

No

**Total Consumption (kWh (thousand Watt-hours)):****Total Consumption (kBtu (thousand Btu)):**

(b) (4)

**Total Energy Consumption for this Meter**
☒ Yes    ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

(b) (4) load only, measured at  
the (b) (4) - this energy is carried  
in total bldg load. (total energy)

(b) (4) (kWh (thousand  
Watt-hours))

Associated With: (b) (4)

**Start Date****End Date****Usage**

09/30/2015  
10/30/2015  
11/30/2015  
12/31/2015  
01/31/2016  
02/29/2016  
03/29/2016  
04/29/2016  
05/29/2016  
06/29/2016  
07/29/2016  
08/29/2016

10/30/2015  
11/30/2015  
12/31/2015  
01/31/2016  
02/29/2016  
03/29/2016  
04/29/2016  
05/29/2016  
06/29/2016  
07/29/2016  
08/29/2016  
09/30/2016

(b) (4)

**Total Consumption (kWh (thousand  
Watt-hours)):**

**Total Consumption (kBtu (thousand  
Btu)):**

**Total Energy Consumption for this Meter**
☒ Yes    ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes: (b) (4) only, measured at the (b) (4). This energy is carried in the total building load.

#### 4. Signature & Stamp of Verifying Licensed Professional

Don Whittet (Name) visited this site on 11.3.16 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: *Robert Andrews* Date: 11/14/16

##### Licensed Professional

License: 36400 in MA

License: 8807 in NH

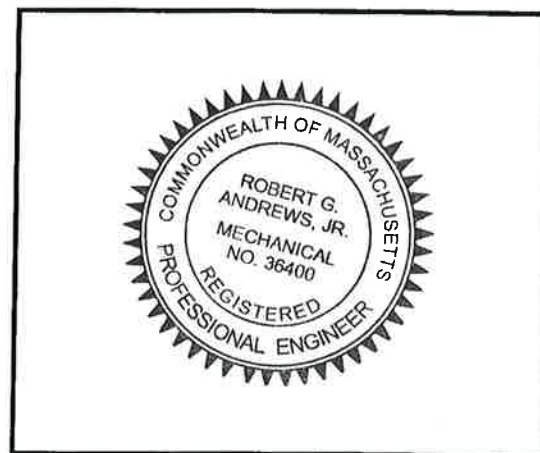
License: 47868 in CT

License: 6093 in RI

Robert Andrews  
24 Hartwell Ave. 3d Floor  
AHA

Lexington, MA 02421  
781 372 3090

robert\_andrews@aha-engineers.com



Professional Engineer Stamp

**NOTE:** When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

#### 5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I am submitting this application within four months of the Year Ending Date (September 30, 2016) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager): *John Benoit*

Date: 11/17/16